

SECRET

13 October 1970

BPS/OL

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ASSUMPTIONS

A. Bar Chart:

1. Construction for RTRO had to be completed by 30 June 1973 to allow for installation of technical equipment. If necessary, the construction (and facility design) could be phased to permit the technical (computer) equipment area to be completed and occupied, while the rest of the building was being constructed.

2. Construction of the NPIC facility is to be completed by the end of calendar year 1975.

3. The following time frame applies:

Facility	A & E		Construction	
	Preliminary	Contract	Bidding, etc.	Contract
RTRO	0.5 years	1.5 years	0.5 years	2 years
NPIC	0.5 years	2 years	0.5 years	3 years

If site selection does not occur reasonably soon, the above time frame estimates will require modification. Also, times shown above are for normal (i.e., no overtime) job procedure. Reduction in times shown above will require overtime (premium) pay to expedite design and construction of project.

B. Cost Estimates:

1. Construction will occur at Langley, either on Agency real estate, or BPR land to be assigned to the Agency. However, site development costs will vary considerably depending upon final site selection.

2. Costs are based upon projected 1972 and 1973 unit square foot prices. These prices multiplied by the estimated gross square foot of various categories of space give the basic construction cost of the buildings to the 5 foot line. To the basic cost must be added A&E and administrative costs, which are 8% and 3.9%, respectively.

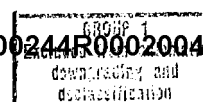
3. Parking costs are based on projected on-duty personnel strengths. The personnel figures are divided by 1.5 (1.5 persons per vehicle) to provide the number of parking spaces required. ALL parking was estimated to occur in surface lots. A unit price per vehicle space was used to determine the basic construction cost.

4. Costs of site development and utilities (beyond the 5 foot line) are at best an allowance.

5. Costs do not provide for inclusion of communications systems (both internal and external) between the Langley site and other locations.

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6. Agency administration costs for this program are not included in the estimates.

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